

EXHIBIT NO. 1

4

Docket Item #3

4-13-02

SPECIAL USE PERMIT #2002-0017

Planning Commission Meeting

April 2, 2002

ISSUE: Consideration of a request for a special use permit to operate a restaurant.

APPLICANT: SS Columbia Inc.
by Dilawar Hossain

LOCATION: 295-297 South Van Dorn Street
Van Dorn Plaza
Jumeira Restaurant

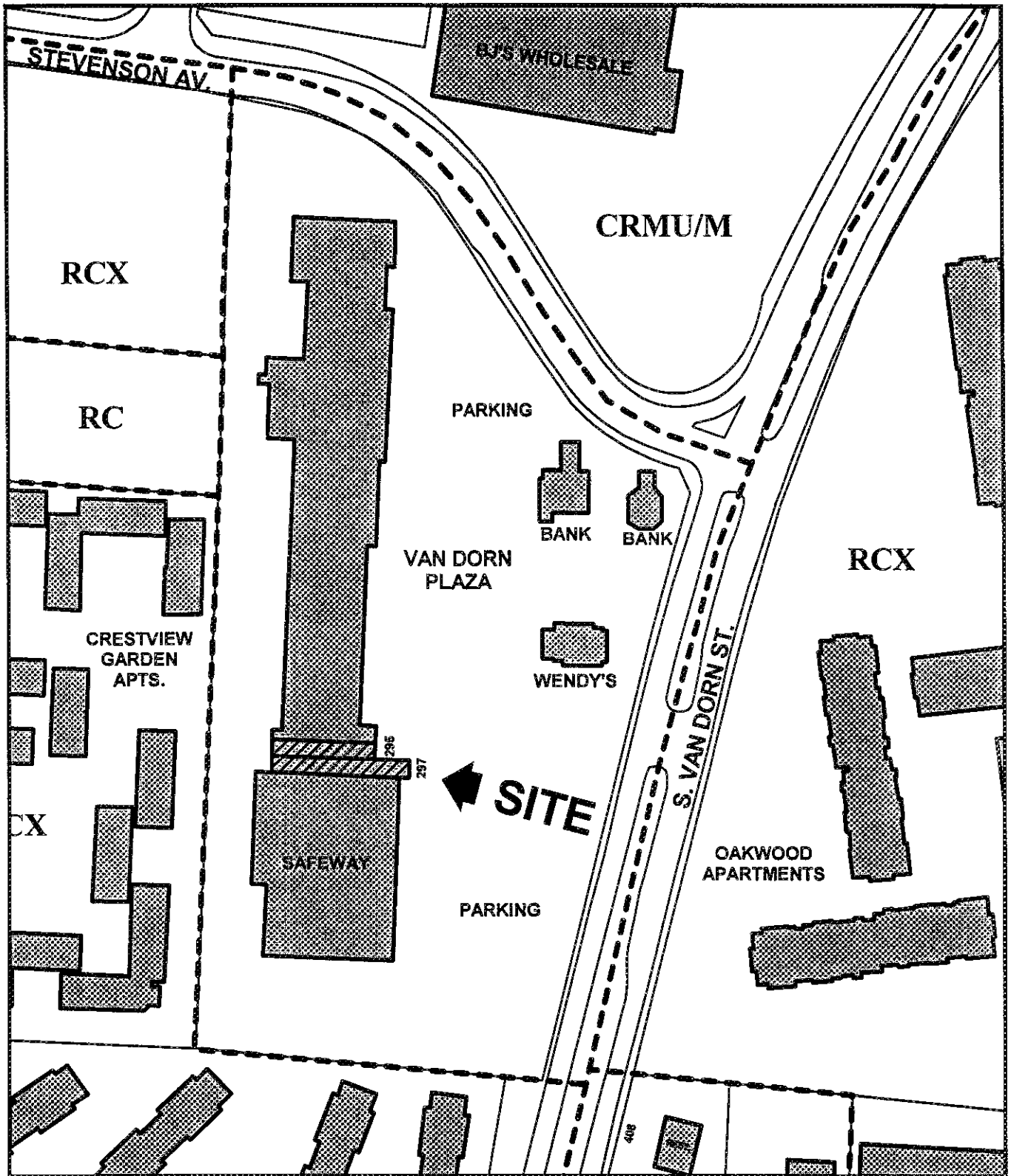
ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, APRIL 2, 2002: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #2. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mr. Dilawar Hossain, applicant, asked the Planning Commission to allow an additional ten seats for outdoor dining.



SUP #2002-0017

04/02/02



STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~Not more than A maximum of 140 seats shall be provided for indoor seating and a maximum of 10 seats shall be provided for outdoor seating at the restaurant. This number may include some~~ The outdoor seating, to shall be provided subject to a plan that is reviewed and approved by the Director of Planning and Zoning. The applicant shall ensure that sufficient pedestrian access is provided with the outdoor seating. No seating shall encroach on a public right-of-way. The outdoor seating area shall be cleaned and washed at the close of each day of operation. (P&Z)
3. The hours of operation shall be limited 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 1:00 a.m. Friday through Sunday. (P&Z)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z)
5. On site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z)
6. No live entertainment shall be permitted. (P&Z)
7. No delivery service shall be offered beyond that required for catering, as described by the applicant. (P&Z)
8. No food, beverages, or other material shall be stored outside. (P&Z)
9. No amplified sound shall be audible at the property line. All loudspeakers shall be prohibited from the exterior of the building. (P&Z) (T&ES)
10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z)

11. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
13. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
14. Prior to operation, the applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police)
15. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
16. The applicant shall provide and maintain in good condition landscaping of the three existing landscape beds in front of 295 - 297 South Van Dorn Street to the satisfaction of the Director of Planning and Zoning. (P&Z)
17. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, S.S. Columbia Inc., represented by Dilawar Hossain, requests special use permit approval for the operation of a restaurant located at 295 - 297 South Van Dorn Street within the Van Dorn Plaza Shopping Center.
2. The subject property is one lot of record with approximately 600 feet of frontage on South Van Dorn Street, approximately 700 feet of frontage on Stevenson Avenue, and a total lot area of 10.9 acres. The site is developed with a one and two story shopping center, large asphalt parking lot, and a few scattered independent one story commercial buildings.

To the east of the shopping center is the Oakwood Apartments. The parking lot for BJ's Wholesale Store is located north of the property. The Crestview Apartments are located adjacent to the site to the west.

3. The City Council previously approved two separate restaurants for the two separate tenant spaces located at 295 and 297 South Van Dorn Street. City records indicate that the Chesapeake Bagel Bakery last occupied 295 South Van Dorn Street under Special Use Permit #2596. They were authorized for 45 indoor seats, and to stay open 6:30 a.m. to 7:30 p.m. daily. No sale of alcohol or live entertainment was requested or permitted. The Kabob Masala Restaurant last occupied 297 South Van Dorn Street under Special Use Permit #2000-0030. They were authorized to have indoor and outdoor seating for a total of 40 patrons, and to stay open from 11:00 a.m. to 12:00 a.m. daily. Beer and wine were sold for on-premise consumption. No live entertainment was provided.
4. The applicant requests special use permit approval to combine two independent tenant spaces previously occupied by restaurants into one space for one large restaurant. The previous two restaurants had a combined total of 85 seats, and the proposed restaurant will have a total of 140 seats; 55 more than was previously approved for the two separate restaurant spaces.
5. The applicant proposes to have 140 seats for indoor table service. No bar or outdoor seating are proposed.
6. Delivery service will be provided for catering requests. The applicant will use one mini van for delivery. This van will be parked at the rear of the shopping center behind the restaurant.
7. Loading and unloading operations for both the delivery service and restaurant supplies will occur at the rear of the shopping center behind the restaurant.

8. The hours of operation are 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 1:00 a.m. Friday through Sunday.
9. A maximum of five employees will work during each shift.
10. The applicant proposes on-premise sale of beer, wine and liquor.
11. No live entertainment is proposed. The applicant will provide televisions and a stereo system for entertainment.
12. Trash will be stored in a dumpster located immediately behind the restaurant, and will be collected twice a week.
13. Pursuant to Section 8-200(A)(8) of the Zoning Ordinance, the applicant is required to provide one parking space for each four seats. The applicant is thus required to provide 35 parking spaces.

Parking is provided on a first-come first serve basis in the Van Dorn Plaza's parking lot. There are four parking spaces for employees at the rear of the shopping center behind the restaurant.

The shopping center management has indicated that it has a total of 580 parking spaces and that 93 are allocated to four tenant spaces currently occupied by restaurants (229, 275, 279, and 281 South Van Dorn Street) and the two tenant spaces that are the proposed restaurant location (295 and 297 South Van Dorn Street). These 93 parking spaces will, according to the information provided by the shopping center management, meet the parking requirements under the Zoning Ordinance for all the existing and the proposed restaurants.

14. Zoning: The subject property is located in the CG / Commercial General zone. Section 4-403(Y) of the zoning ordinance permits restaurants only with a special use permit in the CG zone.
15. Master Plan: The proposed use is consistent with the Landmark / Van Dorn small area plan chapter of the Master Plan which designates the property for commercial general use.

STAFF ANALYSIS:

Staff has no objection to the proposed restaurant located at 295 and 297 South Van Dorn Street. The proposed restaurant will inhabit two tenant spaces previously occupied by restaurants. No negative impacts are likely due to the fact that the shopping center provides adequate parking and adjacent residential uses are located far away or are separated from the restaurant by a substantial grove of trees.

Staff notes that there appears to be sufficient room for outdoor seating in front of the restaurant space and has written Condition #2 to allow the applicant to provide the outdoor seating at a later date with the approval of the Director of Planning and Zoning. This condition is written to allow only part of the total 140 seats approved here in any future outdoor seating area. Staff believes that the outdoor seating could be an amenity for the community and add vitality to the shopping center, even though the applicant has not requested it.

Staff recommends that the applicant be required to improve the site by planting ornamental trees and shrubbery in three existing landscape beds that occupy the concrete pedestrian area in front of the restaurant near the outdoor seating area. Staff has included a condition to this effect.

It should also be noted that staff observed severely damaged or dead trees within the Van Dorn Plaza during its site visit. A review of the authorizing site plan for Van Dorn Plaza (Site Plan #78-010) additionally indicates that trees required by the City are missing as well. Staff has notified the shopping center manager, the Carl Freeman Management Company, of these problems and will be meeting with the management to resolve them.

Finally, staff has included a condition requiring a review of the restaurant after it has been operational for one year. With these condition, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 All loudspeakers shall be prohibited from the exterior of the building.
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alteration details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.

- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC^[313.0
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - 1. All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - 2. A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pick-up schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.

- C-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- C-6 Provide a menu or list of foods to be handled at this facility to Health Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2002-0017

[must use black ink or type]

PROPERTY LOCATION: 295 & 297 SOUTH VANDORN STREET.
(VAN DORN PLAZA)

TAX MAP REFERENCE: MAP# 57.00, BLOCK# 03, LOT# 4 ZONE: CG COMMERCIAL

APPLICANT Name: S. S. COLUMBIA INC.

Address: 4440 OLD COLUMBIA PIKE, ANNANDALE, VA 22003

PROPERTY OWNER Name: CARL M. FREEMAN ASSOCIATES INC.

Address: 18205 VILLAGE MART DRIVE, OLNEY, MD 20832

PROPOSED USE: RESTAURANT.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

DILAWAR HOSSAIN

Print Name of Applicant or Agent

Dilawar Hossain

Signature

4440 OLD COLUMBIA PIKE

Mailing/Street Address

703 354 9820

Telephone #

703 354 9822

Fax #

ANNANDALE, VA 22003

City and State

Zip Code

02-22-2002

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser
☒ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

DILAWAR HOSSAIN - 25 %.

SHAHNAZ NAZNIN - 25 %.

SHAKHAWAT HOSSAIN - 25 %.

ALAMGIR HOSSAIN - 25 %.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☒ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. ~~Twenty-four~~ copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

↓
28 copies

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

THE COMBINED (295 & 297 SOUTH VANDORN ST) PREMISES WILL BE USED FOR "BREAKFAST- LUNCH AND DINNER OPERATION. THE NAME OF THE RESTAURANT WILL BE "JUMEIRA". IT WILL OPEN FOR BREAKFAST AT 7 AM AND WILL CLOSE AT 10 PM DURING WEEKDAYS AND 1:00AM IN WEEKENDS.

THE STYLE OF THE FOOD WILL BE INDIAN STYLE TANDOORIAN KABAB AND GRILL.

DURING WEEKDAYS BETWEEN 7AM-9:00AM WE EXPECT TO HAVE OFFICE GOING PATRONS FOR COFFEE, DONUT & EGGS AND OMELETTES. AND DURING LUNCH BETWEEN NOON-2. KABAB & GRILL TYPE FOOD WILL BE CATERED TO SIMILAR PATRONS GROUPS. AND FOR DINNER TO CATER NEIGHBOURHOOD HOUSEHOLD. OUR MAXIMUM SEATING CAPACITY IS 140 INCLUDING 6 BAR SEATING. BAR ^{COUNTER} WILL BE USED AS SERVICE BAR ONLY.

EMPLOYEE:

TO SERVE BREAKFAST OPERATION IN THE MORNING BETWEEN 7 AM- 10 AM, "JUMEIRA" WILL EMPLOYEE 3 PERSON AND FOR LUNCH & DINNER IN AN AVERAGE 5 PEOPLE.

FOR EMPLOYEES PARKING:

"JUMEIRA" CAN ACCOMMODATE TWO CARS IN THE REAR. AND SINCE THE RESTAURANT IS A FAMILY OWNED AND OPERATED, EMPLOYEES WILL BE UNDER CAR POOL.

FINALLY THE RESTAURANT "JUMEIRA" OPERATION WILL NOT HAVE ANY NOISE WHATSOEVER.

⊗ We are taking Two existing restaurant and converting to one restaurant (currently vacant)

⊗ No Bar Seating will be allowed in the bar counter and we have deleted seating from the plan. All 2/22/02
13A

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☒ a new use requiring a special use permit,
☐ a development special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

MON-THURS: 7AM-9AM = 70 PATRONS, 11:30-2:30PM=80 PATR, 5PM-10PM=75 PAT.

FRI-SUN: 7AM-10AM=100 PATRONS, 12:00-3:00PM=60, 5PM-1:00AM=120 PATRONS.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

MON-THURS: 7AM-9AM=3, 11:30-2:30PM=4, 5:00-10PM=4

FRI-SUN: 7AM-10AM=4, 12:00-3:00PM=3, 5:00-1:00AM=5

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MONDAY - THURSDAY

7-AM - 10:00 PM

FRIDAY - SUNDAY

7AM - 1:00 AM

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NO MECHANICAL OR EQUIPMENT NOISE ANTICIPATED AND
PATRONS NOISE LEVEL TO BE VERY MINOR SIMILAR TO ANY
TYPICAL FAMILY RESTAURANT.

B. How will the noise from patrons be controlled?

IT WILL BE FAST FOOD, FAMILY TYPE RESTAURANT. WE
DO NOT ANTICIPATE NOISE. BESIDES THAT WILL BE DOUBLE
DOOR THAT CAN PROTECT PATRONS NOISE IF ANY.

8. Describe any potential odors emanating from the proposed use and plans to control them:

THERE WILL NOT BE ANY ODORS FROM RESTAURANT
OPERATION.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

TRASH FROM FOOD & BEVERAGES

B. How much trash and garbage will be generated by the use?

WE ESTIMATE 5 X 20 GALLON TRASH WILL
BE ACCUMULATED PER DAY.

C. How often will trash be collected?

TWICE A WEEK. TRASH CAN LOCATED
IN REAR ADJACENT Bay DOOR AT REAR

D. How will you prevent littering on the property, streets and nearby properties?

FOOD WILL BE SERVED INSIDE THE PREMISES. AND CONTINUOUS
CLEANING WILL BE DONE BY DEDICATED EMPLOYEES.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

CALLING POLICE, FIRE SERVICE. AND EMERGENCY
MEDICAL SERVICES.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

OWNERS HAVE APPLIED TO SERVE ALCOHOL TO SERVE
ON THE PREMISES ONLY. (BEER, WINE & LIQUOR) ALL
BE SOLD FOR INSIDE CONSUMPTION

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

1 PER 4 SEATS

- B. How many parking spaces of each type are provided for the proposed use:

✓ Standard spaces

 Compact spaces

 Handicapped accessible spaces.

 Other.

Customer parking to be
first come first serve in open
big parking lot. For employees
there are designated space
at the rear of the restaurant.
approx 4 cars can be park
in rear with address labeled

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

- B. How many loading spaces are available for the use? 2 (same location as employ parking area)

- C. Where are off-street loading facilities located? NOT APPLICABLE

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D. During what hours of the day do you expect loading/unloading operations to occur?

9: AM - 10: 00 AM

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

PER WEEK (ONCE every week)

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NOT APPLICABLE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

4385 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4385 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☒ a shopping center. Please provide name of the center: VANDORN PLAZA SHOPPING CENTER

☐ an office building. Please provide name of the building: _____

☐ other, please describe: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 140 At a bar: ~~10~~ Total number proposed: 140

** This will be only Service Bar
no patron will be allowed or
service.*

2. Will the restaurant offer any of the following?

☒ alcoholic beverages ☒ beer and wine (on-premises)
☐ beer and wine (off-premises)

3. Please describe the type of food that will be served:

BREAK FAST. & TANDOORIAN KABAB & GRILL

4. The restaurant will offer the following service (check items that apply):

☒ table service ☐ bar ☒ carry-out ☒ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? ☐ Yes. ☐ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ☒ Yes. ☐ No.

If yes, please describe: THERE WILL BE TV FOR NEWS AND
SPORTS EVENTS.

Supplemental Application

1

Restaurant

→ Catering: We will be using 1 mini van for
Catering service. Catering van will be parked
only if there is an order and loading/unloading will
be done in the parking area.

VAN DORN PLAZA

Parking Tabulation 2/21/02

*This tabulation
provided by
Landlord*

SLP 2002-0017

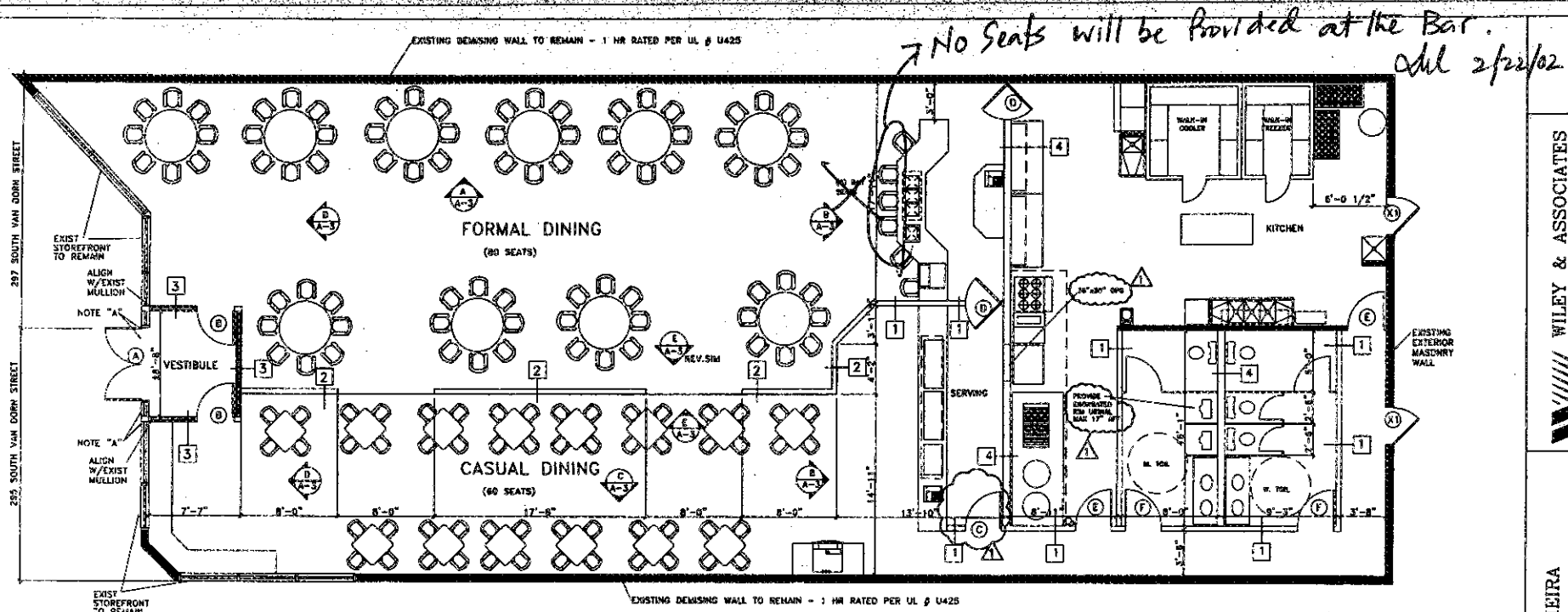
*William H. Hays
2/22/02*

Tenant Name	Tenant Address	Retail Sq. Ft.	Non-retail Sq. Ft.	Office Sq. Ft.	Restaurant # Seats	Carry-out Sq. Ft.	Health/Fitness Sq. Ft.
Lady's Bodega	235	1679					
Unicare	241		4850				
Packaging Store	245		904				
Mobile Data	247	1206					
Fitness First	255						14400
CVS	259	12380					
Dollar Shop	261	1720					
Foto Image	263		1604				
Computer Renaissance	265	2006					
Eternity Jewelers	267	1116					
Olde Village Flower Shop	269	1573					
Hair Cuttery	271		1493				
Nail Sculptor	273		1493				
Subway	275				35		
Good Taste Carry-out	277					1493	
Annette's BBQ Heaven	279				36		
Eduardo's	281				68		
Dial-a-Mattress	285	2912					
Hallmark	287	2888					
Apartment Search	291		1493				
Northern VA Cleaners	293		1493				
Tandoorian Grill	295				140		
Safeway	299	35063					
American Karate	206						3114
Alistate Insurance	207			1250			
Euro Consulting Group	208			775			
Group Benefits Designer	209			775			
Community Vocation	210			2414			
Wendy's	229				92		
Provident Bank	231		2042				
First VA Bank	233		3033				
TOTALS		62543	18406	5214	371	1493	17614

Use Group	Parking factor	Parking Required
Retail	1.2 per 230 sf	326.31
Non-retail	1 per 400 sf	46.01
Office	1 per 475 sf	10.98
Restaurant	1 per 4 seats	92.75
Carry-out	1.2 per 230 sf	7.79
Health/Fitness	1 per 200 sf	87.57
TOTAL REQUIRED		571.41
TOTAL PROVIDED		580

TOTAL H/C REQUIRED		12
TOTAL H/C PROVIDED		28

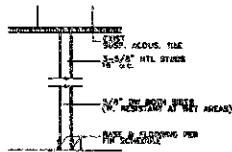
Sup 2002-0017



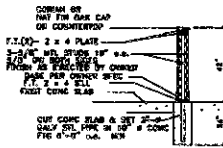
FLOOR PLAN

NOTES: 1/4"=1'-0"

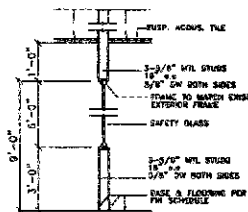
"A". CUT EXISTING STOREFRONT & REPLACE W/STOREFRONT TO MATCH EXIST AT AREA OF NEW VESTIBULE



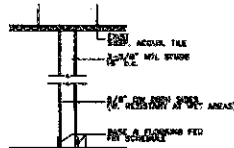
PARTITION TYPE 1
5" NOMINAL



PARTITION TYPE 2
LOW WALL

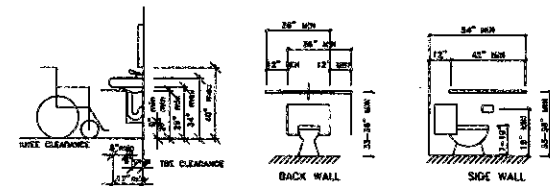


PARTITION TYPE 3



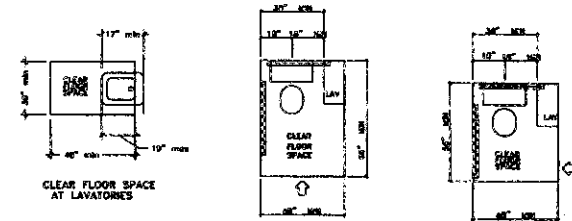
PARTITION TYPE 4
7" NOMINAL

PARTITION SCHEDULE NOT TO SCALE



LAVATORY CLEARANCES

GRAB BARS AT WATER CLOSETS



ACCESSIBILITY DETAILS

NOT TO SCALE

WILEY & ASSOCIATES
525 MAIN STREET, #101 20707
LAUREL, MARYLAND
PHONE: (301) 776-2780



PROJECT:
JUMEIRA
295-287
SOUTH VAN DORN STREET
ALEXANDRIA, VA

SHEET TITLE:
FLOOR PLANS
PARTITION SCHEDULE
ACCESSIBILITY DETAILS

REVISIONS:
REVISED PER
CITY COMMENTS
01-17-02

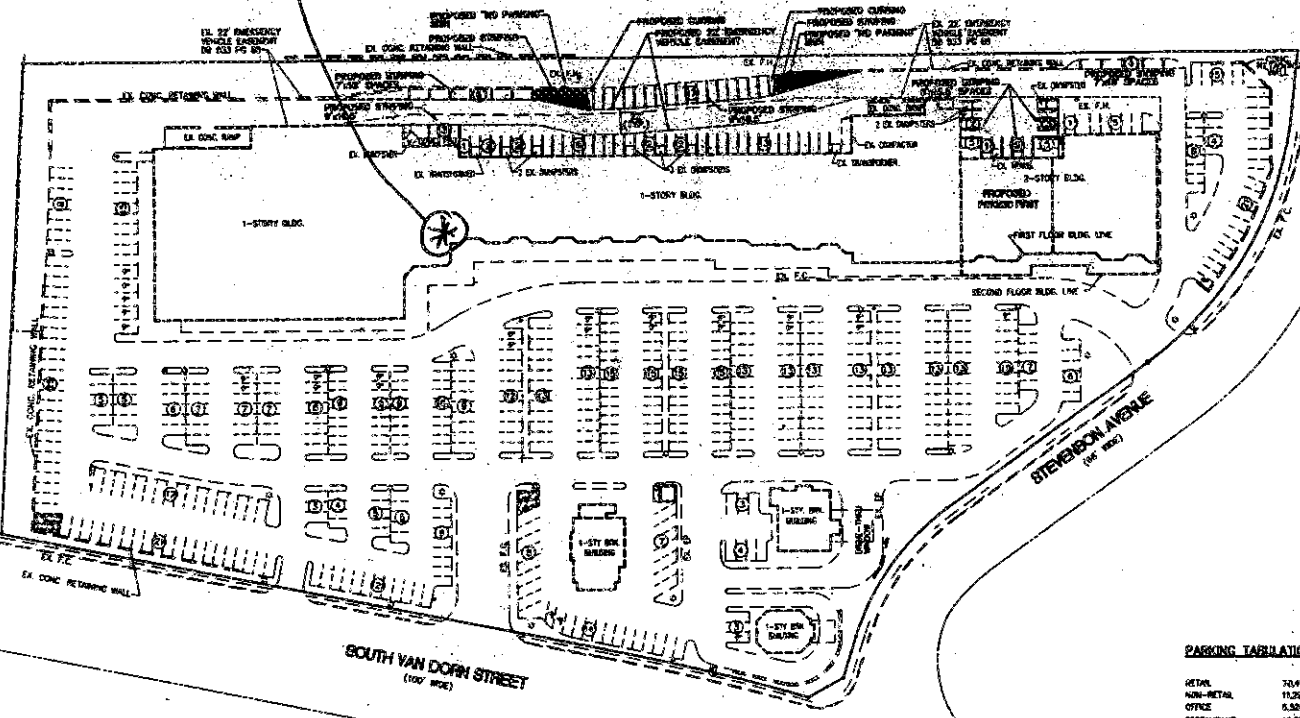
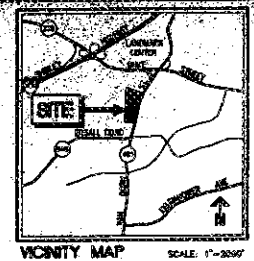
SCALE: 1/4"=1'-0"

A-1

DATE: 12-7-01

SUP 2002-0017

Proposed
Sumner
295 + 297 location
2/22/02 address



PARKING TABULATION

RETAIL	70,491 SF @ 1.5SP/1,000	106 SPACES
NON-RETAIL	11,500 SF @ 1SP/1,000	12 SPACES
OFFICE	6,500 SF @ 1SP/475	14 SPACES
RESTAURANT	10,300 SF (271 SEATS)	48 SPACES
CARWASH	9,100 SF @ 1.5SP/1,000	14 SPACES
HEALTH CLUB/YMCA	16,300 SF @ 1SP/250	65 SPACES
TOTAL PARKING REQUIRED		257 SPACES
TOTAL PARKING PROVIDED		260 SPACES
TOTAL HANDICAP PARKING REQUIRED		12 SPACES
TOTAL HANDICAP PARKING PROVIDED		20 SPACES

NOTE:
THIS PLAN WAS PREPARED USING AVAILABLE RECORD INFORMATION AND HAS NOT BEEN FIELD VERIFIED.

EXISTING / PROPOSED PARKING PLAN

VAN DORN PLAZA

CITY OF ALEXANDRIA, VIRGINIA

DESIGN APPROVED BY

DATE	BY	FOR

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEER AND SURVEYOR LICENSE #100070
507 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 442-4887 FAX (703) 442-4881

#3. SUP 2002-0017

S.S. Columbia, Inc.

4440 Old Columbia Pike
Annandale, VA 22003

Tel: 703 354 9820
Fax: 703 354 9822
E-Mail: oline@worldnet.att.net

April 01, 2002

Ms. Mary Hashemi
Urban Planner, Dept of Planning and Zoning
City Hall
301 King Street, Room 2100
Alexandria, VA 22313

Ref: SUP # 2002 - 0017 /295 -- 297 Van Dorn St

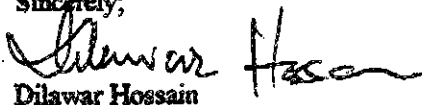
Dear Ms. Hashemi;

We have reviewed your Staff Recommendations, and noticed that we have missed out-door seating request in our application. As you may well aware other restaurant in the shopping center has the privilege of out-door seating. We therefore, would request if possible to include eight to ten (8 - 10) out-door seating privilege under the CODE of the city of Alexandria. If not possible then at least permit us to have out-door seating with whatever you would consider.

We the applicant will ensure sufficient pedestrian access and no seating shall encroach on a public right -of- way. We also ensure out door seating area shall be cleaned and washed at the closing of each day operation.

We thank you in advance including out-door seating request in our application.

Sincerely,


Dilawar Hossain

APPLICATION for SPECIAL USE PERMIT # 2002-0017 ⁴

[must use black ink or type]

PROPERTY LOCATION: 295 & 297 SOUTH VANDORN STREET.
(VAN DORN PLAZA)

TAX MAP REFERENCE: MAP# 57.00, BLOCK# 03, LOT# 4 ZONE: CG COMMERCIAL

APPLICANT Name: S. S. COLUMBIA INC.

Address: 4440 OLD COLUMBIA PIKE, ANNANDALE, VA 22003

PROPERTY OWNER Name: CARL M. FREEMAN ASSOCIATES INC.

Address: 18205 VILLAGE MART DRIVE, OLNEY, MD 20832

PROPOSED USE: RESTAURANT.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

DILAWAR HOSSAIN

Print Name of Applicant or Agent

Dilawar Hossain

Signature

4440 OLD COLUMBIA PIKE

Mailing/Street Address

703 354 9820

Telephone #

703 354 9822

Fax #

ANNANDALE, VA 22003

City and State

Zip Code

02-22-2002

Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 4/02/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 04/13/02PH-- See attached. (SEPARATE MOTION)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

8. SPECIAL USE PERMIT #2002-0005
1501 DUKE ST
ST COLETTA SCHOOL
Public Hearing and Consideration of a request for a special use permit for a private school; zoned OCH/Office Commercial High. Applicant: St. Coletta of Greater Washington, Inc., by Mary Catherine Gibbs, attorney.

COMMISSION ACTION: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the Action Consent Calendar as presented with the exception of docket item nos. 4 and 7. The action of City Council follows:

3. City Council approved the recommendation of the Planning Commission.

4. Councilman Speck spoke to his concern of the cumulative effects on parking and traffic of individual parking reductions given to applicants, similar to the Bradlee situation. Planning and Zoning Deputy Director Ross participated in the discussion, as did Mayor Donley, Vice Mayor Cleveland, and Councilwoman Pepper.

City Council approved the recommendation of the Planning Commission.
(Separate Motion)

5. City Council approved the recommendation of the Planning Commission.

6. City Council approved the recommendation of the Planning Commission.

7. Councilman Speck removed this item because of his concern about the expanded hours. Planning and Zoning Deputy Director Ross responded to his queries, and Councilwomen Eberwein and Woodson participated in the discussion.

City Council approved the recommendation of the Planning Commission.
(Separate Motion)

8. City Council approved the recommendation of the Planning Commission.

END OF ACTION CONSENT CALENDAR

Council Action: _____